

Meeting Notice
City of Warwick
Planning Board

Date: Wednesday, January 12, 2011

Time: 6:00 p.m.

Location: Warwick City Hall
Lower Level Conference Room
3275 Post Road
Warwick, RI 02886

Review and approval of November meeting minutes.

Public Meeting

Minor Subdivision

Marsocci Plat

Applicant: David Marsocci & John Guadagni

Location: 99 Eton Street & 115 Eton Street

Assessor's Plat: 317

Lot(s): 57, 58, 417, & 418

Zoning District: Residential A-7

Land Area: 29,779 square feet

Number of lots: 4

Surveyor: MLC Surveying, Inc.

Ward: 4

The applicant is requesting Preliminary Approval to subdivide four (4) lots to create four (4) lots, two (2) lots with existing dwellings and two (2) new lots for development in a Residential A-7 Zoning District.

Planning Department Findings

The Planning Department finds this proposal to be generally consistent with Article 1 “Purposes and General Statements” of the City’s Development Review Regulations, and:

- 1) Generally consistent with the Comprehensive Community Plan.**
- 2) In compliance with the standards and provisions of the City’s Zoning Ordinance.**
- 3) That there will be no significant negative environmental impact from the proposed development.**
- 4) That the development will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards**

would be impracticable.

5) That the proposed development possesses adequate access to a public street.

Planning Department Recommendation

The Planning Department's recommendation is to grant preliminary approval with final approval to be through the Administrative Officer, upon compliance with the following stipulations:

1) That all plans shall comply with Section 3.02 C of the Procedural & Technical Standards for the Practice of Land Surveying in the State of RI, effective April 1, 1994.

2) That the existing drain on proposed lot three (3) shall be relocated along a common property line and a 20' wide easement shall be provided.

3) That the proposed granite bounds shall be set at the common front corners of proposed lots 1 & 2 and proposed lots 3 & 4.

4) That the final plan shall include a reference to "Lot 58" in the Title Block.

5) That the final plan shall depict the westerly property line of "Lot

57”.

6) That the developer shall plant a 2” caliper street tree for each new house lot. Trees shall be set back ten feet from the overhead wires. Tree species shall be Pyrus Calleryana Chanticleer and shall meet ANLA Standards for form and planting.

7) That the existing Evergreen tree on “Lot 60” shall be protected using RIDOT dripline tree protection.

8) That the existing and proposed dwellings shall be connected to sewers, prior to the issuance of a Certificate of Occupancy (CO).

Public Meeting

Minor Land Development Project

Old Forge and Potowomut Roads

Applicant: Steve Miller

Location: 46 Potowomut Road

Assessor’s Plat: 210

Lot(s): 22

Zoning District: Residential, A-7

Land Area: 77,904 square feet

Existing lots: 1

Proposed lot: 3

Surveyor: Ocean State Planners, Inc.

Ward: 9

The applicant is requesting Preliminary Approval to subdivide an existing, conforming lot to create three (3) new lots, two (2) new lots for development and one (1) lot with an existing single family dwelling, in a Residential A-7 zoning district.

Planning Department Findings

The Planning Department finds this proposal to be generally consistent with Article 1 “Purposes and General Statements” of the City’s Development Review Regulations, and:

- 1. Generally consistent with the Comprehensive Community Plan.**
- 2. In compliance with the standards and provisions of the City’s Zoning Ordinance.**
- 3. That there will be no significant negative environmental impacts from the proposed development.**
- 4. That the development will not result in the creation of individual lots with such physical constraints to development that building on**

those lots according to pertinent regulations and building standards would be impracticable.

5. That the proposed development possesses adequate access to a public street.

Planning Department Recommendation

The Planning Department recommendation is to grant Preliminary Approval with Final Approval to be through the Administrative Officer, upon compliance with the following stipulations:

1. That all plans shall comply with Section 3.02 C of the Procedural & Technical Standards for the practice of Land Surveying in the State of Rhode Island, effective April 1, 1994.

2. As per City of Warwick Development Review Regulations, Check List for Minor Subdivisions, the applicant shall submit a revised plan with the following information:

a. Item 11. Indicate provisions for an easement for the electric line that

crosses Parcel C to Parcel B.

b. Item 16. Indicate all existing and proposed utilities.

c. Item 17. Show the proposed location of the OWTS for each Parcel and a

d. grading easement for Parcel C.

e. Item 18. Indicate provisions for stormwater collection

f. Item 23. Indicate base flood elevation.

g. Item 25. Indicate existing and proposed contours. Existing contours for

Parcels A and C will be required on the final plan submission.

h. Item 29. Indicate the location of one granite bound per lot.

i. Item E. Submit correct verbage and certification on the plan set.

3. That all necessary state permits are required prior to final approval, including but not limited to, Rhode Island Department of Transportation (DOT), Physical Alteration Permit and Rhode Island Department of Environmental Management (DEM), OWTS.

4. That the applicant shall coordinate the installation of the water service with the Warwick Water Division, prior to beginning any construction activities on the site.

5. That the applicant shall contact the City's Landscape Office regarding tree protection, quantity and species selection, prior to beginning any construction activities on the site.

Public Hearing

Major change to a

Major Land Development Project

Balise of Warwick

Applicant: Balise Motor Sales/BAR RI LLC

Location: 1400 Post Road

Assessor's Plat: 309

Lot(s): 062

Zoning District: General Business, with variances

Land Area: 9.2 acres

Number of lots: 1

Engineer: Fuss & O'Neill

Ward: 3

The applicant is requesting Preliminary Approval of a change to a previously approved Major Land Development Project. The applicant is proposing to construct a new fuel dispensing system to provide fuel for on-site vehicles for an existing auto dealership/service center on a lot zoned General Business, with variances, per PCO-18-08, amended.

Planning Department Findings

The Planning Department finds this proposal to be generally consistent with Article 1 "Purposes and General Statements" of the City's Development Review Regulations, and:

- 1. Generally consistent with the Comprehensive Community Plan.**
- 2. In compliance with the standards and provisions of the City's Zoning Ordinance having received City Council zone change PCO-18-08, Amended.**
- 3. That there will be no significant negative environmental impacts from the proposed development.**
- 4. That the development will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable.**
- 5. That the proposed development possesses adequate access to a public street.**

Planning Department Recommendation

The Planning Department recommendation is to grant Preliminary Approval with Final Approval to be through the Administrative Officer, upon compliance with the following stipulations:

- 1. That all plans shall comply with Section 3.02C of the Procedural & Technical Standards for the practice of Land Surveying in the State of Rhode Island, effective April 1, 1994.**

- 2. That the applicant shall submit a revised plan indicating the location of the fuel dispensing system and the associated setbacks, and a note added to the plan restricting the fuel dispensing use to an accessory use for the auto dealership, only.**
- 3. That a copy of all necessary state permits shall be submitted, prior to final approval.**
- 4. That the applicant shall protect or relocate on-site any landscape material affected by the installation of the fuel dispensing system.**
- 5. That any additional development on the property shall require a Development Plan Review (DPR) to be approved by the Warwick Planning Board in compliance with City of Warwick Development Review Regulations.**

Public Meeting

Major Land Development Project

Cell Tower Greenwich Bay Marina

Applicant: Omnipoint Communications, Inc., T-Mobile

Location: 1 Masthead Drive

Assessor's Plat: 366 Lot: 81

**Zoning District: Waterfront Business w/a Telecommunication Tower,
per PCO-37-09**

Land Area: 11.99 acres

Number of lots: NA

Engineer: Advanced Engineering Group

Ward: 7

The applicant is requesting Preliminary Approval of a Major Land Development Project to install a 90' monopole (cellular tower) on a lot with an existing marina operation in a Waterfront Business District. The proposed cellular tower received the following relief from the Zoning Ordinance Section 505 "Telecommunication Facilities and Towers", per PCO-37-09

- 506 C-1 Location within two (2) miles of an existing facility**
- 506 C-4i Location within 100 feet of a residential district**
- 506 C-5 Exceed maximum tower height**

Planning Department Findings

The Planning Department finds this proposal to be generally consistent with Article 1 "Purposes and General Statements" of the City's Development Review Regulations, and

- 1. Generally consistent with the Comprehensive Community Plan.**

2. In compliance with the standards and provisions of the City's Zoning Ordinance, having received City Council zone change PCO-37-09.

3. That there will be no significant negative environmental impacts from the proposed development.

4. That the development will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable.

5. That the proposed development possesses adequate access to a public street.

Planning Department Recommendation

The Planning Department recommendation is to grant Preliminary Approval with Final Approval to be through the Administrative Officer, upon compliance with the following stipulation:

1. That all plans shall comply with Section 3.02 C of the Procedural & Technical Standards for the practice of Land Surveying in the State of Rhode Island, effective April 1, 1994.

2. That a revised landscape plan shall be submitted noting that the plant material shall be not less than six feet in height at the time of planting, and that the wire, hose and stakes shall be removed one year after planting.

Administrative Subdivision

Greco Plat Plat: 274 Lots: 259, 263, & 270